



**TO LET**

Industrial / Warehouse Units

# HAYDOCK INDUSTRIAL ESTATE

Haydock Lane,  
Haydock  
WA11 9XQ

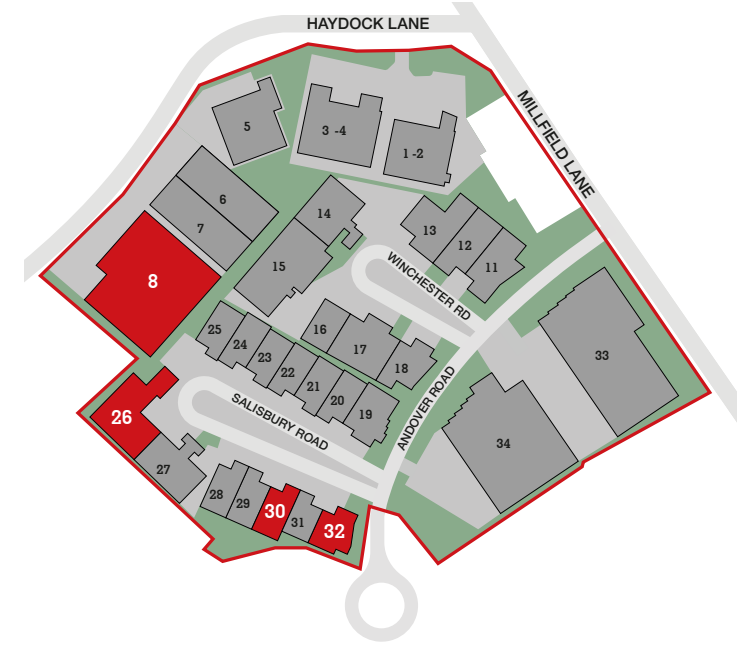
NEWLY REFURBISHED  
UNITS FROM  
3,654 - 27,656 SQ FT

# LOCATION

Haydock Industrial Estate is strategically located within the heart of the Haydock Industrial area and is accessible via the A580 East Lancashire Road which is within 1 mile of Junction 23 of the M6.

Haydock is a recognised location for distribution facilities in the North West and neighbouring occupiers include Sainsbury's, Booker Belmont, Costco, Amazon and Kelloggs.





## SPECIFICATION

- All units are newly refurbished
- Steel portal frame construction with part brick and metal clad elevations
- Minimum height to underneath eaves of 4.9m
- External shared / private service yards
- New insulated roofs for some units
- Mixture of allocated and common car parking

## ACCOMMODATION

Unit	Area (Sq Ft)	Area (Sq M)
8	27,656	2,570
26	9,178	852
30	3,654	339
32	3,961	368





## FURTHER INFORMATION

### EPC

Available on request from the agents.

### SERVICE CHARGE

A service charge will be levied for the maintenance of the common areas of the estate.

### BUSINESS RATES

Tenants will be responsible for payment of business rates direct to the Local Authority. For further information contact St Helens Council.

## CONTACT

For further information or to arrange a viewing, please contact one of the retained letting agents.

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